



## RESIDENTIAL BOARD OF ADJUSTMENT AGENDA

**Wednesday, September 20, 2017**

**Work Session 12:30 PM**

**Public Hearing 2:00 PM**

**200 Texas Street**

**City Council Conference Room 290 / City Council Chamber**

**2<sup>nd</sup> Floor – City Hall**

**Fort Worth, Texas 76102**

**For More Docket Information Visit:**

**<http://fortworthtexas.gov/zoning/variances/cases>**

### BOARD MEMBERS:

J.R. Martinez

Tony Perez, Chair

Moiri Brown

Joey Dixon, Vice-Chair

Courtney Lewis

Tony DiNicola

Courtney Holt

Steve Epstein

Vacant

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### **I. 12:30 P.M. LUNCH/WORK SESSION**

**City Council Conference Room 290**

- A. Commissioner Training – Roles and Responsibilities**
- B. Review of Cases on Today's Agenda**

### **II. 2:00 P.M. PUBLIC HEARING**

**Council Chamber**

- A. Approval of Minutes of August 16, 2017 Hearing**

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- B. Translation Case – None**
- C. Continued Cases – None**

- D. New Cases**

### **1. BAR-17-077 Childray Enterprises LLC by Jokabet Anaya** **4000 Calmont Avenue**

- a. Request a **VARIANCE** in an "A-5" One-Family District to allow zero parking spaces behind the front building wall, where 2 parking spaces are required, deficient by 2 parking spaces.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an accessory building with an area of 445 square feet, where 200 square feet is allowed, excessive by 245 feet.



**2. BAR-17-078**      **Johnny & Sandra Mendoza**  
4022 Curzon Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a carport that encroaches 5 feet into the required 5-foot side-yard setback, creating a 0-foot side-yard setback.
- b. Request a **VARIANCE** in an "A-5" One-Family District to allow zero parking spaces behind the front building wall, where 2 parking spaces are required, deficient by 2 parking spaces.
- c. Request a **VARIANCE** in an "A-5" One-Family District to provide zero parking spaces on the property, where 2 parking spaces are required, deficient by 2 parking spaces.

**3. BAR-17-080**      **Kenzo Tran by Kha Nguyen**  
8546 Meadowbrook Drive

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a 4-foot front-yard, solid gate, fence, and 5-foot, 6-inch columns.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of the following:
  - i. An 8-foot, 6-inch front-yard, solid fence, when 4 feet is allowed by special exception, excessive by 4 feet, 6 inches.
  - ii. A 10-foot, 1-inch front-yard, solid gate, when 4 feet is allowed by special exception, excessive by 6 feet, 1-inch.
  - iii. Columns at a height of 11 feet, when 5 feet, 6 inches is allowed by special exception, excessive by 5 feet, 6 inches.

**4. BAR-17-083**      **Jorge Saldivar**  
3123 Prairie Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an addition that would encroach 2 feet, 8 inches into the required 10-foot side-yard setback, creating a 7-foot, 4-inch side-yard setback.

**5. BAR-17-084**      **Douglas Packer**  
8116 Woodvale Road

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a detached garage that encroaches 10 feet into the required 20-foot front yard setback, creating a 10-foot front yard setback.

**6. BAR-17-085**      **Jeremy & Mendy Meulman**  
8621 Funtier Court

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a second garage, where only 1 garage is allowed on a lot less than ½ acre.

**7. BAR-17-086**      **Oak Creek Trails, LP by HMH Lifestles, LP**  
15709 Preble Road

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of an auxiliary parking lot.

**8. BAR-17-087**      **First Texas Homes Inc. by Metrocode**  
4100 Frontera Vista Drive



- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a model home that does not provide the two required parking spaces.

**9. BAR-17-088**                      **First Texas Homes Inc. by Metrocode**  
4104 Frontera Vista Drive

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of an auxiliary parking lot.

**10. BAR-17-089**                      **Jacob & Christina Wolf**  
1925 Kingsbrook Trail

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a 4-foot, solid fence in the projected front-yard.
- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an 8-foot, solid fence in the projected front-yard, when 4 feet is allowed by special exception, excessive by 4 feet.

**11. BAR-17-090**                      **Michael Palmer by Hull Homes**  
2319 Colonial Parkway

- a. Request a **VARIANCE** in an "A-5" One-Family District with TCU Residential Overlay to permit the construction of a swimming pool and associated equipment located in the front yard where accessory structures are not allowed.

**12. BAR-17-092**                      **Marshall Shepard by Seth Fowler**  
3917 Glenwood Drive

- a. Request a **VARIANCE** in an "A-10" One-Family District with TCU Residential Overlay to permit the construction of an accessory structure in front of the rear wall of the primary structure, where none are allowed.

**13. BAR-17-093**                      **Quail Valley Devco I, LLC by Justin Light**  
13600 - 14100 blocks Walsh Avenue

- a. Request a **SPECIAL EXCEPTION** in "PD 522" Planned Development 522 District for residential uses to permit the construction of a 5-foot open-design fence in multiple projected front yards.

**14. BAR-17-094**                      **David McKibbin**  
848 Hunters Glen Trail

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a second garage, where only 1 garage is allowed on a lot less than ½ acre.

**15. BAR-17-049**                      **Steve Perryman by Metro Code**  
9580 Bella Terra Drive

- a. Request a **SPECIAL EXCEPTION** in an "A-43" One-Family District to permit the construction of the following in the front yard: a 5-foot, open-design gate and fence, and 5-foot 6-inch columns.
- b. Request a **VARIANCE** in an "A-43" One-Family District to permit the construction of the following:
  - i. A 6-foot, front-yard, open-design fence, when 5 feet is allowed by special exception, excessive by 1 foot.



- ii. A 7-foot, front-yard, open-design gate, when 5 feet is allowed by special exception, excessive by 2 feet.
- iii. Columns at a height of 6 feet, 6 inches when 5 feet, 6 inches is allowed by special exception, excessive by 1 foot.
- c. Request a **SPECIAL EXCEPTION** in an "A-43" One-Family District to permit the continued use of a 4-foot solid wall in the front yard.
- d. Request a **VARIANCE** in an "A-43" One-Family District to permit the continued use of a 7-foot, 6-inch solid wall in the front yard, where 4 feet is allowed by special exception, excessive by 3 feet, 6 inches.
- e. Request a **VARIANCE** in an "A-43" One-Family District to permit the construction of the following structures in the front yard, where none are allowed:
  - i. A waterfall with a height of 8 feet.
  - ii. A water fountain with a height of 5 feet, 6 inches and a diameter of 16 feet.
- f. Request a **VARIANCE** in an "A-43" One-Family District to permit the construction of the following structures encroaching into the side-yard setback:
  - i. A 97,000 gallon pond with a depth of 3 feet encroaching 10 feet into the required 25-foot side-yard setback.
  - ii. An 8-foot waterfall encroaching 10 feet into the required 25-foot side-yard setback.
- g. Request a **VARIANCE** in an "A-43" One-Family District to permit the construction of a third garage on a lot greater than ½ acre, where two garages are allowed, excessive by one garage.
- h. Request a **VARIANCE** in an "A-43" One-Family District to permit access to a garage without a driveway.

### III. ADJOURNMENT:

#### ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

#### ASISTENCIA DURANTE LA REUNION PUBLICA:

El Edificio Municipal de la Ciudad de Fort Worth, City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes o lectores/impressiones con letra grande que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad, llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunion para que se hagan los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

#### Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Thursday, September 14, 2017 at 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Mary J. Kayser*